

DEED OF SALE BY PERSONAL REPRESENTATIVE (TESTATE)

007199

TRANSFER
TAX
PAID

X
44-278

KNOW ALL MEN BY THESE PRESENTS, that Priscilla A. Guerin of Winslow, County of Kennebec, State of Maine, duly appointed and acting personal representative of the estate of Arthur J. Roy, deceased (testate), as shown by the probate records of the County of Kennebec, Maine, and (having given notice to each person succeeding to an interest in the real property described below at least (10) days prior to the sale) by the powers conferred by the Probate Code, and every other power, for consideration paid **GRANT TO** Glenn P. Quirion, whose address is 10 Sam Street, Winslow, County of Kennebec, State of Maine, his heirs and assigns forever, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

Parcel #1

A certain lot or parcel of land, with the buildings thereon, situate in **Waterville** aforesaid, and described as follows, to wit: Commencing at an iron rod set in the ground at the southwest corner of land formerly of Philippine Fortin; thence running southwesterly forty (40) feet in a straight line at an angle of ninety degrees with the westerly line of said Fortin land; thence running northerly fifty-four (54) feet in a straight line at an angle of ninety degrees with the first mentioned line to land formerly of H. Proctor; thence running easterly in said Proctor's southerly line to an iron rod set in the ground at the northwest corner of said Fortin land; thence southerly in a straight line sixty-one (61) feet to the point begun at; Also a right of way to and from the premises herein conveyed to Water Street along and immediately south of the southerly line of said premises here conveyed and along and immediately south of the southerly line of said Fortin land.

Being the same premises conveyed by Quit-claim Deed with covenant of Rose Roy to Arthur J. Roy dated December 12, 1956 and recorded in the Kennebec County Registry of Deeds in Book 1067, Page 483.

Parcel #2

A certain lot or parcel of land situate on Healy Court, in said Waterville, with the buildings thereon, and further bounded and described as follows, to wit: Beginning at an iron pin on the north side of Healy Court twenty feet (20') ten inches (10") west of the southwesterly corner of a house, now or formerly belonging to Arthur J. Roy and Evelyn M. Roy; thence northerly at about right angles to said Healy Court, fifty-five (55) feet, more or less, to an iron pin located two (2) feet westerly of the northwesterly corner of the present barn; thence easterly twenty and one-half (20 1/2) feet, more or less, to the northwesterly corner of land of the said Roys; thence southerly along said Roy's west line, fifty-seven (57) feet, more or less to said Roy's southwest corner on the northerly line of Healy Court; thence along said northerly line of Healy Court, eighteen and one-half (18 1/2) feet, more or less, to the iron pin at the point of beginning.

Wayne R. Theriault, Esquire
Attorney at Law
One Financial Place
222 Kennedy Memorial Dr.
Waterville, ME 04991

Meaning and intending to convey a strip of land eighteen and one-half feet wide on Healy Court, more or less, and twenty and one-half feet, more or less, on the north line, and about fifty-five feet deep on the west side of said Roy's land, with the barn thereon.

Being the same premises as conveyed by Warranty Deed of Thomas Pelkey to Arthur J. Roy and Evelyn M. Roy dated September 5, 1962 and recorded in the Kennebec County Registry of Deeds in Book 1335, Page 272. Arthur J. Roy claimed full title to said property as the surviving joint tenant. Evelyn M. Roy died on July 11, 1984.

Witness by my hand this 27th day of March, 1997.

Signed and Delivered in
the presence of

Wayne R. Theriault

State of Maine
County of Kennebec

ESTATE OF ARTHUR J. ROY

Priscilla A. Guerin
Personal Representative

Priscilla A. Guerin
Personal Representative

Then personally appeared the above named Priscilla A. Guerin and acknowledged the foregoing instrument to be her free act and deed. Before me,

Nancy S. Tebbetts
Notary Public



Nancy S. Tebbetts
My Commission Expires
May 18, 1999

Wayne R. Theriault, Esquire
Attorney at Law
One Financial Place
222 Kennedy Memorial Dr.
Waterville, ME 04901

RECEIVED KENNEBEC SS.

97 APR 10 AM 9:00

ATTEST: Lorinda Reed Mann
REGISTER OF DEEDS